

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/20a Halley Street, Blackburn VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Blackburn

Period - From

12/02/2025

to

11/08/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
42 Clifton St, Blackburn Vic	\$1,658,888	23/07/2025
27 Stringybark Cl, Forest Hill Vic	\$1,780,000	10/05/2025
119 Lake Rd, Blackburn Vic	\$1,730,000	12/04/2025

This Statement of Information was prepared on:

12/08/2025